



## Aldeburgh,

Guide Price £360,000

- No Onward Chain
- Two Parking Spaces
- Double Glazing
- Immaculate Throughout
- Charming Garden
- Gas Central Heating
- Successful Holiday let
- Kitchen with Integrated Appliances
- EPC - B



# Lapwings, Aldeburgh

An immaculately presented two bedroom end terrace property situated in the popular Suffolk Coastal Town of Aldeburgh. Aldeburgh is a fashionable seaside town in Suffolk's Heritage Coast an Area of Outstanding Natural Beauty and is known for its individual High Street which contains a wide range of independent and national shops, eateries and public houses. The town is also recognised for its fantastic sporting facilities including Aldeburgh Yacht Club, Aldeburgh Golf Course and the municipal tennis courts all surrounded by the River Alde Estuary, heathland, countryside and North Warren Nature Reserve.



Council Tax Band:



## DESCRIPTION

An immaculately presented end terrace of rendered elevations below pantile covered roof is set in a small select development in this most sought after of Suffolk coastal towns. A footpath via the Church Farm estate leads down to the sea front and beach.

Presently a successful holiday let the well planned accommodation with gas fired central and double glazing features; Entrance hall, fitted kitchen with integrated appliances, sitting/dining room opening into the secluded garden, laid to shingle with paved pathway linking two patio areas at either end.

To the first floor there are two well proportioned bedrooms and a family bathroom completes the accommodation. There are two off road parking spaces to the front of the property.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to the first floor with storage cupboard below.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of Shaker style base and wall cupboards, work surfaces with matching upstands. Single drainer 1 ½ sink unit with mixer tap. Fitted electric oven and hob with stainless steel splash back and extractor hood. Concealed fridge/freezer, dishwasher and washing machine. Window to front elevation.

### SITTING/DINING ROOM

Window and entrance door opening to the rear garden.

## FIRST FLOOR

## LANDING

Built in airing cupboard.

## BEDROOM

Window to front elevation. Fitted mirror fronted wardrobe.

## BEDROOM

Window overlooking the front garden.

## BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C. Heated towel rail. Opaque window.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently TBC.

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20981/RDB.

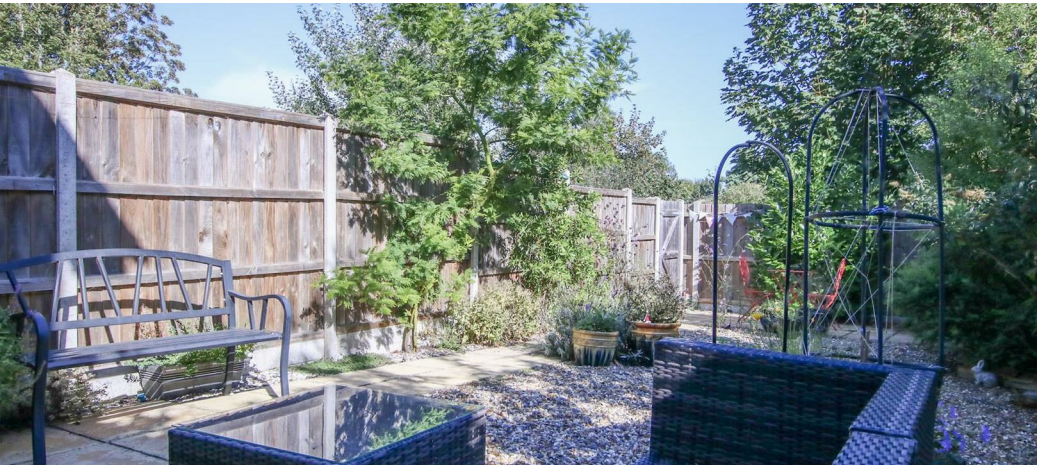
## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do

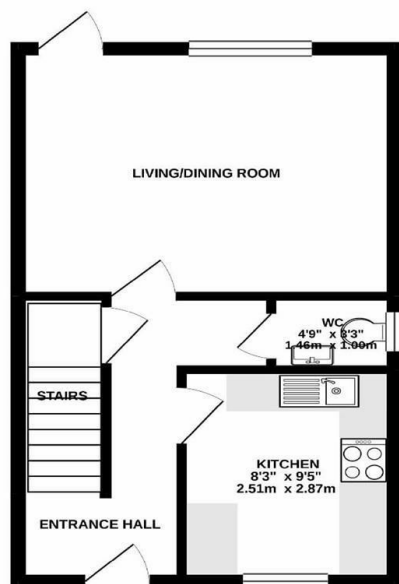
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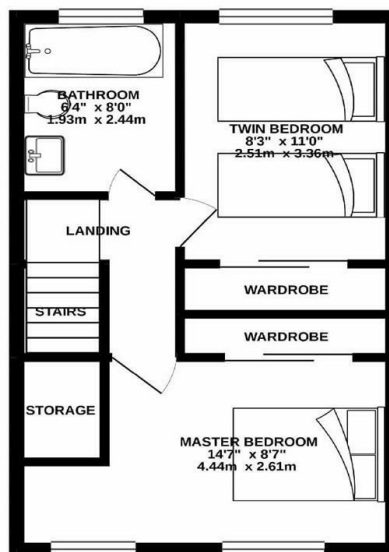




GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

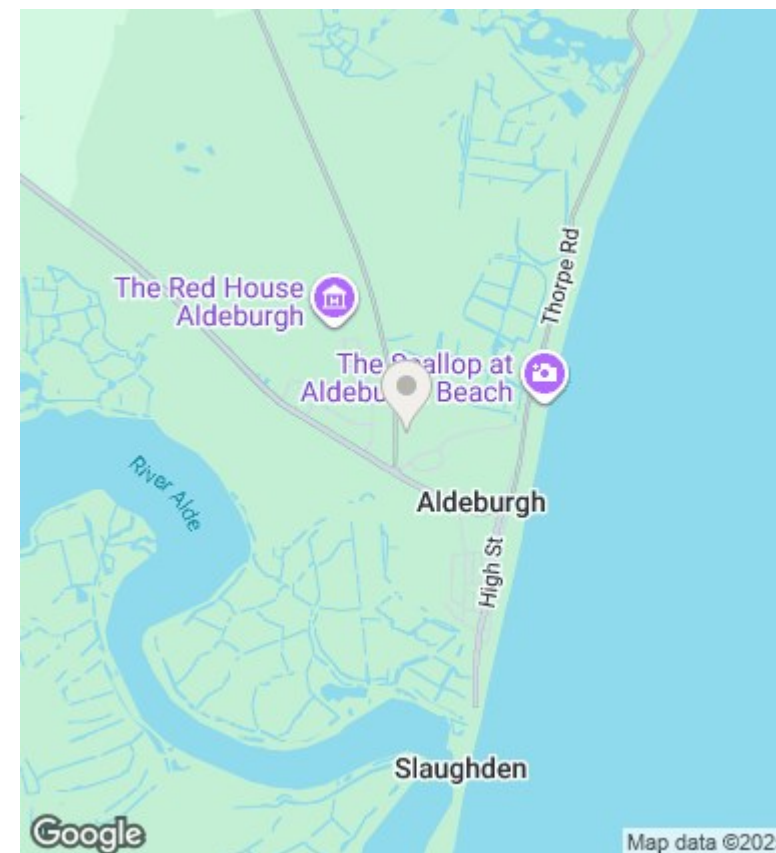


1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)